

## MINUTES

### MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, December 01, 2008

Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, J. Goodwin,  
R. Hall, K. Holt, P. Kochenburger,

P. Plante, B. Pociask, B. Ryan

Alternates present: M. Beal, G. Lewis, L. Lombard

Staff present: G. Padick, Director of Planning

Chairman Favretti called the meeting to order at 7:37 p.m. He appointed alternates to act in the following order, if needed: Beal, Lewis and Lombard.

#### **Minutes:**

11/17/08- Hall MOVED, Gardner seconded, to approve the 11/17/08 minutes as written. MOTION PASSED UNANIMOUSLY.

#### **Zoning Agent's Report:**

Items A-D were noted.

Padick stated that he spoke with Edward Hall who is continuing to work on an inventory of equipment and vehicles on his property that he believes to be of accessory use.

#### **Addition to Agenda:**

Holt MOVED, Gardner seconded, to add to the agenda under New Business Item #6, discussion on a letter submitted by R. Lennon. MOTION PASSED UNANIMOUSLY.

#### **Old Business:**

##### **1. Proposed Karate School, Uriel Lodge 24, 1534 Stafford Road**

Hall MOVED, Holt seconded, that the Planning and Zoning Commission authorize, subject to the conditions listed below, the Zoning Agent to issue a Certificate of Compliance to permit Hidden Dragon Karate II to operate a karate school as an accessory use at the Uriel Lodge 24 site at 1534 Stafford Road. This authorization is based on the proposed use as described in an 11/4/08 letter from Scott Bates, a 10/23/08 letter from Sensei Daniel Arnini and testimony at the PZC's 11/17/08 meeting. Any changes in the use as

described or any changes to the 1534 Stafford Road site shall be reviewed with the Zoning Agent and PZC Chairman and, as deemed necessary by the PZC Chairman, the entire Planning and Zoning Commission. This authorization is granted subject to the following conditions:

1. Karate classes may be held weekdays from 4pm to 9pm and Saturdays from 9am to 12 noon. Any proposed expansion of class times shall require PZC approval.
2. Parking and access to and from parking spaces shall be monitored to ensure a safe layout that does not present vehicular or pedestrian safety problems. If parking layout problems arise and are brought to the attention of the Zoning Agent, individual spaces and aisles shall be delineated with pavement markings or other measures approved by the Zoning Agent.
3. Signage requirements and other provisions of Mansfield's Zoning Regulations shall be met.
4. No site or building alterations shall take place without review by the Zoning Agent and appropriate approval.

MOTION PASSED UNANIMOUSLY.

#### **New Business:**

##### **1. Site Modification Request Proposed Replacement of Existing Commercial Building at Corner of Storrs and Bassetts Bridge Roads.**

Ranjit Balajjen, property owner, and John Ivan, contractor, presented their proposal for the replacement of the existing building and related site improvements. Padick referenced his 11-26-08 memo which described the proposed reconstruction of the existing building.

Holt questioned how and where the demolition of the existing building will occur on the site, noting the close proximity to Storrs Road. Ivan indicated that they would have one 30-yard dumpster on the east side of the site, and will utilize Bassetts Bridge Road for vehicles entering and leaving the site.

Beal asked if the applicant is aware of documented well/water problems. Ivan stated that this has already been remedied.

Favretti expressed concern with the building design which shows the building entrance on the north side, noting that dangerous icing conditions can occur with a northern exposure, and that the entrance may be too close to Bassetts Bridge Road thereby creating possible conflicts between deliveries and parking.

Goodwin asked for more details on the architecture of the new building. She expressed her concern that the proposed building would not be in character with the community.

The consensus of the Commission was that the applicant should come back with a site map that is clearly labeled with accurate dimensions, incorporating suggestions made during the discussion at this meeting, and that the revised plans should clearly indicate architectural details, as well as septic location, entrance way details, a parking layout and a landscape plan.

**6. Request to Review decision regarding property on South Bedlam Road and the Existing Policy that Considers a Town Line to be a Lot Line**

Members received an 11-30-08 letter from R. Lennon, 20 Jackson Lane, regarding land of Ross that goes across the Mansfield town line into Chaplin. The Director of Planning recommended that this item be placed on the 12-15-08 agenda for review. Lennon explained the major points of his letter and submitted a 6-10-08 letter from the Chaplin Planning and Zoning Agent. No further action was taken at this meeting.

**Old Business (Continued):**

**2. 3-Lot Subdivision Application, Bassetts Bridge & South Bedlam Rds, Mansfield Hollow Estates,**

**File # 1278 (M.A.D. 2/13/09)**

Tabled, awaiting revised plans.

**3. Discussion regarding Zoning of Land on Pleasant Valley Road and Mansfield Avenue.**

Tabled until December 15, 2008 meeting.

**4. Verbal Update from Director of Planning Re: Proposed Environmental Review Team Study of Ponde Place project.**

(Field visit scheduled for 12/15/08 with 12/18/08 snow date)

**5. Town Council Referral: Proposed Sustainability Committee**

Holt MOVED, Gardner seconded, that the Mansfield Planning and Zoning Commission designate Bonnie Ryan to serve on the Mansfield Sustainability Committee, subject to Town Council's approval of this Committee. MOTION PASSED UNANIMOUSLY.

**New Business (Continued):**

2. **Request to Modify Green Subdivision, Wormwood and Knowlton Hill Roads.**

Holt MOVED, Holt seconded, that the Planning and Zoning Commission modify its 9/2/08 approval of the Green Subdivision to authorize the merger of former Lot #3 with the adjacent 1<sup>st</sup> cut lot that was created prior to subdivision submittal. This authorization, which removes the former Lot #3 from the subdivision, is conditioned upon the filing of a map depicting the merged lot, a conservation/agricultural easement on the portion of the new lot that was formerly Lot #3, and a deed for expanded rights-of-way along Wormwood and Knowlton Hill Roads. The new merged lot shall not be conveyed until the subject map, right-of-way deed and easement have been approved by the Director of Planning and Town Attorney and filed on the Land Records. MOTION PASSED UNANIMOUSLY.

3. **Town Council Referrals: Proposed Open Space Acquisitions Luce Property, Mulberry Road; Dorwart Property, Mulberry Road; Moss Sanctuary Property, S. Eagleville and Birchwood Heights Roads**

Holt MOVED, Gardner seconded, that the Planning and Zoning Commission notify the Town Council that the proposed acquisitions of the Luce Property on Mulberry Road, the Dorwart Property on Mulberry Road and the Moss Sanctuary Property on South Eagleville, Storrs and Birchwood Heights Roads, all significantly promote the goals, objectives and recommendations contained in Mansfield's Plan of Conservation and Development, and therefore the PZC supports the proposed purchase of all three properties. MOTION PASSED UNANIMOUSLY.

4. **Storrs Center Update/Fiscal Impact Analysis**

Padick summarized his 11-25-08 report and referenced the HR&A Fiscal Impact Study of 10-28-08.

5. **Request for filing extension, Unistar Subdivision, File #1274**

Holt MOVED, Plante seconded, that the Planning and Zoning Commission, pursuant to Section 6.5 of the Subdivision Regulations, grant a second ninety-day extension for filing final subdivision plans for the Unistar Subdivision (File #1274). MOTION PASSED UNANIMOUSLY.

**Reports of Officers and Committees:**

Chairman Favretti distributed a letter he drafted to Matt Hart, Town manager, regarding the assignment of the Director of Planning to staff several new committees created by the Town Council. Favretti

expressed concern that this additional work is interfering with the Director's having sufficient time to address the affairs of the Commission. Holt MOVED, Gardner seconded, to submit the letter to Matt Hart and the Town Council, and to incorporate several points suggested by Goodwin and others. MOTION PASSED UNANIMOUSLY.

**Communications and Bills:**

None noted.

**Field Trip:**

Scheduled for Wednesday, December 10 at 1 p.m.

**Adjournment:**

Favretti declared the meeting adjourned at 9:18 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary